

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Mehboob Bashumiya Shaikh**

Industrial Gala No. 107, 1<sup>st</sup> Floor, "The Samarth (Mahim) Premises Co-op. Soc. Ltd.", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G , District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India.

Latitude Longitude : 19°2'1.2"N 72°50'23.3"E

### Intended User:

**Cosmos Bank  
Borivali MRO A-2**


Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road,  
Borivali (West), Mumbai - 400 092.

### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 107, 1<sup>st</sup> Floor, "The Samarth (Mahim) Premises Co-op. Soc. Ltd.", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G, District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India belongs to **Mr. Mehboob Bashumiya Shaikh.**

Boundaries of the property

North	: Industrial Structure
South	: PN Kotnis Road
East	: Lieutenant Dilip Gupte Marg
West	: Bombay Scottish School, Mahim

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,13,20,400.00 (Rupees One Crore Thirteen Lakhs Twenty Thousands Four Hundred Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report




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- |  |  |   |   |
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|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Industrial Gala No. 107, 1<sup>st</sup> Floor, "The Samarth (Mahim) Premises Co-op. Soc. Ltd.", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G , District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess Fair Market Value as on 08.01.2025 for Housing Loan Purpose.
1	Date of inspection	08.01.2025
3	Name of the owner / owners	<b>Mr. Mehboob Bashumiya Shaikh</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Industrial Gala No. 107, 1 <sup>st</sup> Floor, "The Samarth (Mahim) Premises Co-op. Soc. Ltd.", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G , District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Sadam Shaikh (Owner's Son) Contact No. 9029316474
6	Location, Street, ward no	Municipality Ward No - G , T.P.S. II, Prakash Narayan Kotnis Marg Village - Mahim Division (pt), District - Mumbai Main
7	Survey / Plot No. of land	CTS No - 649 of Village - Mahim Division (pt), Plot No - 151
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 767.04</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 458.17</b> <b>Wooden Loft Area in Sq. Ft. = 308.87</b>  <b>Carpet Area in Sq. Ft. = 455.00</b> <b>(Area As Per Sale Certificate)</b>  <b>Built Up Area in Sq. Ft. = 546.00</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Mahim Division (pt), District - Mumbai Main, Pin - PIN - 400 016
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Mehboob Bashumiya Shaikh

	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Mehboob Bashumiya Shaikh
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 24,000/- Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	<b>SALES</b>	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records

38	Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1980 (As per occupancy certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess Fair Market Value as on 08.01.2025 for Industrial Gala No. 107, 1<sup>st</sup> Floor, "**The Samarth (Mahim) Premises Co-op. Soc. Ltd.**", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G , District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India belongs to **Mr. Mehboob Bashumiya Shaikh.**

### We are in receipt of the following documents:

1)	Copy of Sale Certificate Dated 09.12.2024 between SVC Co-operative Bank Limited(The Seller) And Mr. Mehboob Bashumiya Shaikh(The Purchaser) Registration No. 28605/2024.
2)	Copy of Occupancy Certificate No. EB/8264/A Dated 14.11.1980 issued by Municipal Corporation of Greater Mumbai.
3)	Copy of Approved Building Plan No. EB/8264/A Dated 14.11.1980 issued by Municipal Corporation of Greater Mumbai (OC Plan).
4)	Copy of Copy of Offer Letter Document No.CO:L&R:GGN:RRP:2024-25 Dated 18.11.2024 (Acceptance of Bid by Mr. Shaikh Mehboob Bashumiya) issued by SVC Co-operative bank Ltd..

### **Location**

The said building is located at bearing Plot No - 151 in Municipality Ward No - G , Village - Mahim Division (pt)District - Mumbai Main, PIN - 400 016. The property falls in Industrial Zone. It is at a traveling distance 1.5 km. from Mahim Railway Station.

### **Building**

The building under reference is having Ground + 2(part) Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and



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6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Industrial purpose. 1st Floor is having 9 Industrial Gala. The building is without lift.

### **Industrial Gala:**

The Industrial Gala under reference is situated on the 1<sup>st</sup> Floor The composition of industrial gala is single unit used as godown This Industrial Gala is Plain Cement Concrete Flooring, MS Rolling Shutter, Aluminium Sliding Windows with window grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### **Valuation as on 8th January 2025**

The Carpet Area of the Industrial Gala	:	455.00 Sq. Ft.
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### **Deduct Depreciation:**

Year of Construction of the building	:	1980 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	45 Years
Cost of Construction	:	546.00 Sq. Ft. X ₹ 2,000.00 = ₹ 10,92,000.00
Depreciation $\{(100 - 10) \times (45 / 60)\}$	:	67.50%
Amount of depreciation	:	₹ 7,37,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,72,080.00 /- per Sq. M. i.e. ₹ 25,277/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 50,810/- per Sq. M. i.e. ₹ 4,720/- per Sq. Ft.
Value of property	:	455.00 Sq. Ft. X ₹ 26,500 = ₹ 1,20,57,500
Total Value of property as on 8th January 2025	:	₹ 1,20,57,500.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 8th January 2025</b>	:	<b>₹ 1,20,57,500.00 - ₹ 7,37,100.00 = ₹ 1,13,20,400.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,13,20,400.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,01,88,360.00</b>
<b>Distress value of the property</b>	:	<b>₹ 90,56,320.00</b>
<b>Insurable value of the property (546.00 X 2,000.00)</b>	:	<b>₹ 10,92,000.00</b>
<b>Guideline value of the property (546.00 X 4720.00)</b>	:	<b>₹ 25,77,120.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 107, 1<sup>st</sup> Floor, "The Samarth (Mahim) Premises Co-op. Soc. Ltd.", Plot No. 151, CTS No. 649, T.P.S. II, Prakash Narayan Kotnis Marg, Village - Mahim Division (pt), Municipality Ward No. G, District - Mumbai Main, Mahim, Mumbai, PIN - 400 016, State - Maharashtra, India for this particular purpose at **₹ 1,13,20,400.00 (Rupees One Crore Thirteen Lakhs Twenty Thousands Four Hundred Only)** as on 8th January 2025



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**NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **8th January 2025** is **₹ 1,13,20,400.00 (Rupees One Crore Thirteen Lakhs Twenty Thousands Four Hundred Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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**PART III- VALUATION**

I, hereby declare that

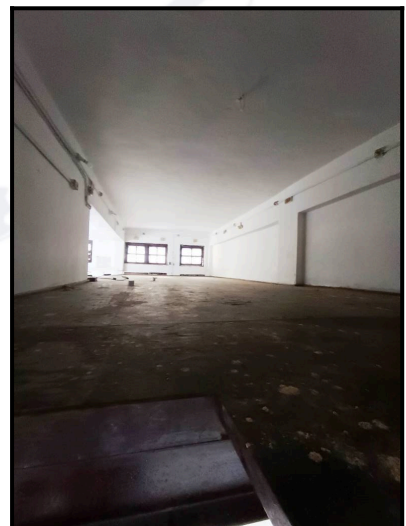
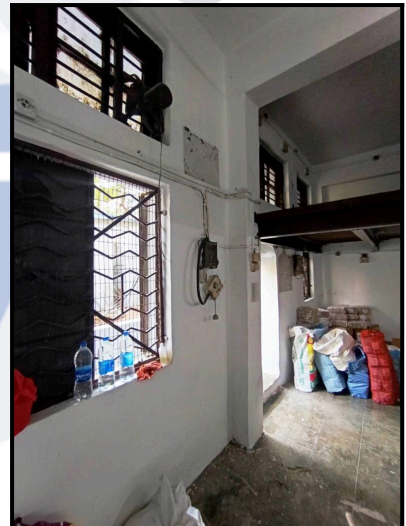
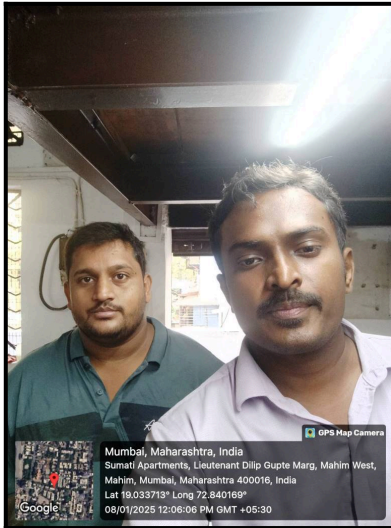
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

**ANNEXURE TO FORM 0-1**

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 2(part) Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Industrial Gala Situated on 1 <sup>st</sup> Floor				
3	Year of construction	: 1980 (As per occupancy certificate)				
4	Estimated future life	: 15 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: MS Rolling Shutter, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Plain Cement Concrete Flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	
17	Compound wall Height and length Type of construction	:	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	:	Not Provided
19	Underground sump – capacity and type of construction	:	RCC Tank
20	Over-head tank Location, capacity Type of construction	:	RCC Tank on Terrace
21	Pumps- no. and their horse power	:	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	:	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	:	Connected to Municipal Sewerage System

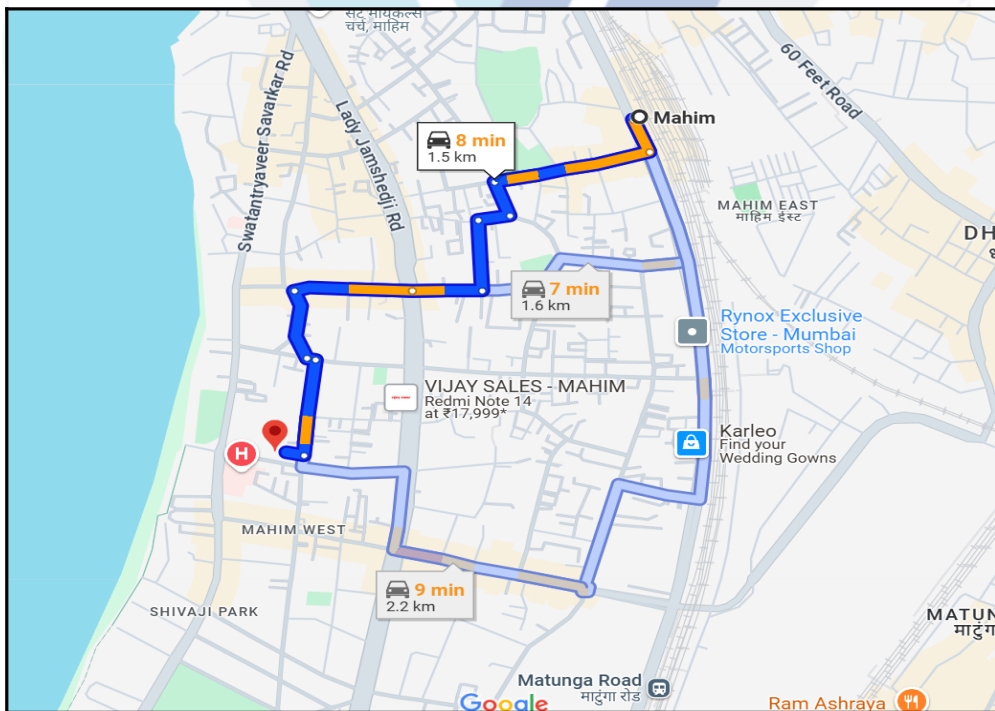
## Actual Site Photographs



## Route Map of the property




**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude:** 19°2'1.2"N 72°50'23.3"E


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mahim - 1.5 km.).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
17/118-भुभाग : दक्षिणेस समुद्रापासुन पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.	112910	268290	316800	346100	272080	चौ. मीटर प्लॉट नंबर
17/118-भुभाग : दक्षिणेस समुद्रापासुन पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.	112910	268290	316800	346100	272080	चौ. मीटर अंतीम प्लॉट नंबर
17/118-भुभाग : दक्षिणेस समुद्रापासुन पांडुरंग नाईक रोड, लेडी जमशेटजी रोड, गडकरी चौक ते टिळक चौकापर्यंत पश्चिमेकडे समुद्र, उत्तरेस शितलादेवी मंदिर रोड, पुर्वेकडे पश्चिम रेल्वे लाईन यामधील भुभाग.	112910	268290	316800	346100	272080	चौ. मीटर अंतीम प्लॉट नंबर
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17/117-भुभाग : जिकोणाकृती दक्षिणेस सयानी रोड व भोले मार्ग दादर स्टेशन दक्षिण पुला पर्यंत,पुर्वेस-दक्षिण पुला पासून टिळक पुलापर्यंत, उत्तरेस टिळक पुला पासून गडकरी चौक, लेडी जमशेटजी रोड व पांडुरंग नाईक मार्ग व पश्चिमेकडे दादर चोपाटी यामधील भुभाग.	139950	321690	369950	437700	315440	चौ. मीटर अंतीम प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Gala	272080			
Gala Located on 1 <sup>st</sup> Floor	-			



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<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>2,72,080.00</b>	<b>Sq. Mtr.</b>	<b>25,277.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	112910			
The difference between land rate and building rate(A-B=C)	159,170.00			
Percentage after Depreciation as per table(D)	45%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>50,810.00</b>	<b>Sq. Mtr.</b>	<b>4,720.00</b>	<b>Sq. Ft.</b>

**Building not having lift**

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	<b>Floor on which flat is Located</b>	<b>Rate to be adopted</b>
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Depreciation Percentage Table**

<b>Completed Age of Building in Years</b>	<b>Value in percent after depreciation</b>	
	<b>R.C.C Structure / other Pukka Structure</b>	<b>Cessed Building, Half or Semi-Pukka Structure &amp; Kaccha Structure.</b>
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

Property	Gala		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	708.33	850.00	1,020.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq. Ft.</b>	₹29,647.00	₹24,706.00	₹20,588.00

The screenshot shows a property listing on the Nobroker website. The main listing is for an industrial building with the following details:

- Price:** ₹ 2.1 Crores (24,706 / Sq.Ft)
- Monthly Rent:** ₹ 1.58 Lacs (Estimated EMI)
- Area:** 850 Sq.Ft Built Up Area
- Property Type:** Industrial Building
- Ownership Type:** Freehold
- Furnishing:** Unfurnished
- Age of Property:** More Than 10 Year
- Posted On:** Sep 25, 2024
- Available From:** Immediately

The listing also includes a 'Shortlist' button, 'Get Owner Details' button, and a 'Report what was not correct in this property' section with options for 'Listed by Broker', 'Sold Out', and 'Wrong Info'. Below the listing, there are sections for 'Nearby' locations, 'NoBroker Services' (Create Agreement, Check Loan Eligibility, Estimate Interiors Cost, Book Legal Services, Book Renovations), 'Activity On This Property' (43 Unique Views, 0 Shortlists, 1 Contacted), and 'Similar Properties'.

## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	456.17	547.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,626.00	₹21,356.00	-

11101319

17-05-2024

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

द्वयम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 11101/2024

नोदणी :

Regn.83m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	11000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9801137.84
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फॅक्टरी युनिट नं. 302,क्षेत्रफळ 380 चौ. फूट कार्पेट म्हणजेच 42.38 चौ. मी. बिल्टअप,युनायटेड इंडस्ट्रिअल इस्टेट,माहिम युनायटेड इंडस्ट्रिअल प्रिमायसेस को. ऑप. सो. लि.,फायनल प्लॉट नं. 370,टाऊन प्लॅनिंग स्कीम नं.3,मुगल लेन,माहिम पश्चिम,मुंबई 400016.( Final Plot Number : 370 ; )
(5) क्षेत्रफळ	42.38 चौ.मीटर
(6)आकारणी किंवा जुनी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-झेरकॉन एंटरप्रायजेस लॉफ्ट पार्टनर श्री हरीश तुलसीदास मोटवानी - - वय:-74 पत्ता:-प्लॉट नं: 302, , माळा नं: -, इमारतीचे नाव: युनायटेड इंडस्ट्रियल इस्टेट, , ब्लॉक नं: -, रोड नं: मुगल लेन, माहिम पश्चिम, मुंबई PAN NO.AALPN5701D, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:- 2): नाव:-झेरकॉन एंटरप्रायजेस लॉफ्ट पार्टनर श्रीमती नीलम हरीश मोटवानी - - वय:-74 पत्ता:-प्लॉट नं: 302, , माळा नं: -, इमारतीचे नाव: युनायटेड इंडस्ट्रियल इस्टेट, , ब्लॉक नं: -, रोड नं: मुगल लेन, माहिम पश्चिम, मुंबई PAN NO.AALPM5703B, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वेदिका राजेश बजाज - - वय:-52; पत्ता:-प्लॉट नं: 501, , माळा नं: -, इमारतीचे नाव: निसर्ग, , ब्लॉक नं: -, रोड नं: नार्गिस दत्त रोड, पाली हिल, बांद्रा पश्चिम, मुंबई PAN NO.AGAPB8199B, महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2024
(10)दस्त नोदणी केल्याचा दिनांक	09/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11101/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	660000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	390.10	468.12	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹24,532.00	₹20,443.00	-

4362450 04-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 4362/2024 नोदणी : Regn.83m
<b>गावाचे नाव : माहिम</b>		
(1)वितेखाचा प्रकार	ट्रान्सफर डीड	
(2)मोबदला	9000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	8338598.1	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं.3,तळमजला,इंटरस्ट्रीयल हाऊस, इंटरस्ट्रीयल हाऊस प्रिमायसेस को-ऑपरेटीव्ह सोसायटी लिमिटेड,भागोजी कीर मार्ग,माहिम पश्चिम,मुंबई - 400016. एकूण क्षेत्रफळ 390 चौ.फुट कारपेट म्हणजे 488 चौ.फुट बिल्ट-अप म्हणजेच 43.49 चौ.मी. बिल्ट-अप आणि इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 841 ; ) )	
(5) क्षेत्रफळ	43.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. फ्युटेक कम्युटेर्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री. जितेश रमेशचंद्र शाह - - वय:-57 पत्ता:-प्लॉट नं. 1 , माळा नं. - , इमारतीचे नाव: इंटरस्ट्रीयल हाऊस प्रिमायसेस को-ऑप.सो.लि., ब्लॉक नं. माहिम पश्चिम , रोड नं. भागोजी कीर मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-AAACF5801H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दि किर्ती वर्क्स (टेबलेट्स) तर्फे भागीदार सौ. दक्षा राजेंद्र शेट - - वय:-77; पत्ता:- प्लॉट नं. 98-बी , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. माहिम , रोड नं. टी.एच. कटारिया मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAAF0883L	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024	
(10)दस्त नोदणी केल्याचा दिनांक	04/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4362/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instances

Property	Gala		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	312.07	374.48	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹25,571.00	₹21,310.00	-

23688319 04-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 23688/2024 नोदणी : Regn:63m
<b>गावाचे नाव : माहिम</b>		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	7500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5836370.4	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं. जी-3ए, माळा नं: तळमजला, इमारतीचे नाव: हिरेन लाईट इंडस्ट्रियल प्रेमायसेस को-ऑप. सो. लि., ब्लॉक नं: माहिम पश्चिम,मुंबई - 400 016., रोड : मोगल लेन( ( C.T.S. Number : 814 ; ) )	
(5) क्षेत्रफळ	34.79 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमरजित कौर - सूरि वय:-64 पत्ता:-प्लॉट नं: 6-बी/7, माळा नं: -, इमारतीचे नाव: नवजीवन सोसायटी, ब्लॉक नं: माहिम पश्चिम, मुंबई, रोड नं: मोरी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAFPS3628D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अस्थि जमशेद इराणी वय:-71; पत्ता:-प्लॉट नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: 801, कॉवर व्हिला, ब्लॉक नं: पारशी कॉलनी, दादर पूर्व, मुंबई, रोड नं: जॅम जमशेद रोड, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AAGPI4985G	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2024	
(10)दस्त नोदणी केल्याचा दिनांक	04/10/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	23688/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	450000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **8th January 2025**

The term Value is defined as:

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

## DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

## VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,13,20,400.00 (Rupees One Crore Thirteen Lakhs Twenty Thousands Four Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

